



***Patriot***  
Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		LEWIS AVE, ARLINGTON

## OWNERSHIP

OWNERSHIP			Unit #:	41
Owner 1:	KUZNICK ADLER WENDY JESSICA			
Owner 2:	KUZNICK DAVID B			
Owner 3:				
Street 1:	41 LEWIS AVE			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02474		Type:	

## PREVIOUS OWNER

Owner 1:	ADLER JESSICA W -		
Owner 2:	KUZNICK DAVID B -		
Street 1:	41 LEWIS AVE		
Twn/City:	Arlington		
St/Prov:	MA	Cntry:	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1900, having primarily Wood Shingle Exterior and 2009 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CONDO	Total:		Spl Credit		Total:	
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## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	700,600			700,600		220522
							GIS Ref
							GIS Ref
Total Card	0.000	700,600			700,600	Entered Lot Size	
Total Parcel	0.000	700,600			700,600	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		348.73	/Parcel: 348.7	Land Unit Type:	Insp Date
							07/12/18

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	690,200	0	.		690,200	690,200	Year End Roll	12/18/2019
2019	102	FV	597,300	0	.		597,300	597,300	Year End Roll	1/3/2019
2018	102	FV	528,900	0	.		528,900	528,900	Year End Roll	12/20/2017
2017	102	FV	482,600	0	.		482,600	482,600	Year End Roll	1/3/2017
2016	102	FV	482,600	0	.		482,600	482,600	Year End	1/4/2016
2015	102	FV	446,400	0	.		446,400	446,400	Year End Roll	12/11/2014
2014	102	FV	426,300	0	.		426,300	426,300	Year End Roll	12/16/2013
2013	102	FV	426,300	0	.		426,300	426,300		12/13/2012

## SALES INFORMATION

## TAX DISTRICT

[illegible]

**PAT ACCT.**

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

[illegible]

Type:	99 - Condo Conv		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrckorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:	N - NONE		

Full Bath:	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

## GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1900	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

## OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	58.00000000
Name:	

## RESIDENTIAL GRID

1st Res Grid						Desc: Line 1							# Units: 1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs:	8			BRs:	3		Baths:	2		HB 1	

## REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

## RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	1
Totals			
1	8	3	

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	10 - None		%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

## DEPRECIATION

Phys Cond:	GV - Good-VG	10.0
Functional:		
Economic:		
Special:		
Override:		
	Total:	10.8

## CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.17264807
Const Adj.:	0.98990101
Adj \$ / SQ:	342.438
Other Features:	97500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	785457
Depreciation:	84829
Depreciated Total:	700628

## COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	342.44	
Special Features:	0	Val/Su Net:	348.73	
Final Total:	700600	Val/Su SzAd	348.73	

## MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
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### SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	2,009	342.440	687,957	
Net Sketched Area:		2,009	Total:	687,957	
Size Ad	2009	Gross Are	2009	FinArea	2009

### SUB AREA DETAIL

[illegible]

**IMAGE**



## AssessPro Patriot Properties, Inc